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ADOPTED

MEMORANDUM MARCH 29, 1990

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 29 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

	Recommendations			
Neighborhoods	Approval	Denial	Denial w/o Prejudice	Deferral
Allston-Brighton	2			
Back Bay	1			
Beacon Hill	1			
Charlestown		1		
Chinatown				
City Proper				
Dorchester	3			
East Boston	1			
Fenway		1		
Government Center				
Hyde Park	2	1		
Jamaica Plain				
Kenmore				
Mattapan	1		1	
North End	1			1
Roslindale	1			
Roxbury	2		1	
South Boston	2			2
South Cove				
South End	3		1	
West Roxbury				

Allston-Brighton

Approval Z-13443. 37 Weld Hill St. Roof deck.

Approval Z-13607. 280 Western Ave. Gasoline storage capacity.

MS13/11.BM
032690/1

Back Bay

Approval	Z-13833-13834.	477-479 Commonwealth Ave. Sorority houses.

Beacon Hill

Approval	Z-13685.	40 Beacon St. Subdivide.

Charlestown

Denial	Z-13768.	75 Ferrin St. Four apartments.

Dorchester

Approval	Z-13605.	57 Southern Ave. Addition.
Approval	Z-13611.	655 William T. Morrissey Blvd. Gasoline storage capacity.
Approval	Z-13592.	191 Talbot Ave. Canopy.

East Boston

Approval	Z-13594.	418 Sumner St. Two-family dwelling.

Fenway

Denial	Z-13435.	15 Symphony Rd. Eight apartments.

Hyde Park

Denial	Z-13590.	880 Hyde Park Ave. Gas station, repair garage.
Approval	Z-13609.	24 Summit St. Dormer addition.
Approval	Z-13624.	1 Lewiston St. Addition

Mattapan

Denial w/o Prejudice	Z-13622.	1067A-B Blue Hill Ave. Two-family dwelling.
Approval	Z-13944.	1659-1665 Blue Hill Ave. Bank.

North End

Approval	Z-13556.	283-285 Hanover St. Roof addition.
Deferral	Z-13591.	1-H & 1-A Garden Court St. Professional office.

MS13/11.BM
032690/2

Roslindale

Approval	Z-13456.	10 Hilburn Place. Two-family dwelling.

Roxbury

Denial w/o Prejudice	Z-13585.	122 Seaver St. Take-out restaurant
Approval	Z-13586.	28-28A Warren St. Beauty salon, store.
Approval	Z-13597.	2821-2823 Washington St. Office.

South Boston

Deferral	Z-13595.	636A-636 Dorchester Ave. Office
Approval	Z-13608.	76-78 Baxter St. Three-family dwelling.
Deferral Approval	Z-13889-13893.	200-206 Bowen St. Subdivision; parking spaces.
Approval	Z-13899.	295A-295 D Street. Take-out restaurant.

South End

Approval	Z-13612.	600-612 Massachusetts Ave. Apartment unit.
Approval	Z-13614.	10 Dwight St. Dormer and deck.
Denial w/o Prejudice	Z-13613.	187 West Canton St. Rear decks.
Approval	Z-13882.	28 Montgomery St. Three apartments.

MS13/11.BM
032690/3

BOARD OF APPEAL REFERRALS March 29, 1990

1.	Z-13435	4/3/90	15 Symphony Road, Boston
2.	Z-13443	4/10/90	37 Weld Hill Street, Jamaica Plain
3.	Z-13456	4/10/90	10 Hilburn Place, Roslindale
4.	Z-13556	4/3/90	283-285 Hanover Street, Roxbury
5.	Z-13585	4/3/90	122 Seaver Street, Roxbury
6.	Z-13586	4/3/90	28-28a Warren Street, Roxbury
7.	Z-13590	4/3/90	880 Hyde Park Avenue, Hyde Park
8.	Z-13591	4/3/90	1H-1A Garden Court Street, Boston
9.	Z-13592	4/3/90	191 Talbot Avenue, Dorchester
10.	Z-13594	4/3/90	418 Sumner Street, East Boston
11.	Z-13595	4/3/90	636a-636 Dorchester Avenue, South Boston
12.	Z-13597	4/10/90	2821-2823 Washington Street, Roxbury
13.	Z-13605	4/10/90	57 Southern Avenue, Dorchester
14.	Z-13607	4/10/90	280 Western Avenue, Brighton
15.	Z-13608	4/10/90	76-78 Baxter Street, South Boston
16.	Z-13609	4/10/90	24 Summit Street, Hyde Park
17.	Z-13611	4/10/90	655 William T Morrissey Blvd, Dorchester
18.	Z-13612	4/10/90	600-602 Massachusetts Avenue, Boston
19.	Z-13613	4/10/90	187 West Canton Street, Boston
20.	Z-13614	4/10/90	10 Dwight Street, Boston
21.	Z-13622	4/10/90	1067a-1067b Blue Hill Avenue, Mattapan
22.	Z-13624	4/10/90	1 Lewiston Street, Hyde Park
23.	Z-13685	4/10/90	40 Beacon Street, Boston
24.	Z-13768	4/3/90	75 Ferrin Street, Charlestown
25.	Z-13833-34	4/3/90	477-479 Commonwealth Avenue, Boston

BOARD OF APPEAL REFERRALS

March 29, 1990

26.	Z-13882	4/3/90	28 Montgomery Street, Boston
27.	Z-13889-13893	4/3/90	200-206 Bowen Street, South Boston
28.	Z-13899	4/10/90	295a-295 D Street, South Boston
29.	Z-13944	4/10/90	1659-1665 Blue Hill Avenue, Mattapan

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13435 Eileen Mancini 15 Symphony Road Boston
Site:	Three story structure	
District(s):	Apartment (H-3)	
Purpose:	Change occupancy from seven to eight apartments	
Violation(s):	Dwelling converted for more families is forbidden use. Insufficient open space.	

VOTED: In reference to petition Z-13435, Eileen Mancini, 15 Symphony Road, Boston, for forbidden use and variance for change of occupancy from seven to eight apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends Denial. Subject property is a 20' x 44' three story brick building on a 1,700 square foot lot. Proposed basement unit is approximately 250 square feet. No hardship has been advanced that could justify granting this appeal considering the already large number of units for this small building and the substandard nature of the proposed street located in a neighborhood with a large student population.

Z-13435 15 Symphony Road, Boston

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90 Z-13443
Luis and Lisa Garcia
37 Weld Hill Street
Jamaica Plain

Site: Three story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect roof deck

Violation(s): Insufficient side yard

VOTED: In reference to petition Z-13443, Luis and Lisa Garcia, 37 Weld Hill Street, Jamaica Plain, for variance to erect roof deck in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for Design Review approval. Proposed roof deck will not significantly impact neighbor's light and air quality and will provide outdoor area for third floor resident. Appellant intends to construct the deck in character with details of the existing building wood frame building. Design review should focus particularly on guard rails and supporting features to ensure consistency throughout the building. Jamaica Plain Advisory Committee recommends approval.

Z-13443 37 Weld Hill Street, Jamaica Plain

Board of Appeal Referrals 3/29/90

Hearing:	4/10/90	Z-13456 Peter Smith 10 Hilburn Place Roslindale
Site:	2 1/2 story structure	
District(s):	Residential, two family (R-.5)	
Purpose:	Change occupancy from one- to two-family dwelling.	
Violation(s):	Dwelling converted for more families is conditional use.	

VOTED: In reference to petition Z-13456, Peter Smith, 10 Hilburn Place, Roslindale, for conditional use for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommend Approval. Proposal consistent with residential two-family district. Two off street parking spaces will be provided to ease parking conditions on this cul-de-sac.

Z-13456 10 Hilburn Place, Roslindale

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13556 Varese Shoes, Inc. 283-285 Hanover Street Boston
Site:	Four story structure	
District(s):	Local business (L-2-55)	
Purpose:	Change occupancy from three apartments and store to four apartments and store; erect addition.	
Violation(s):	Dwelling converted for more families is forbidden use. Restricted roof structure district. Insufficient open space, rear yard.	
VOTED:	In reference to petition Z-13556, Varese Shoes, Inc., 283-285 Hanover Street, Boston, for forbidden use, conditional use and two variances for change of occupancy from three apartments and store to four apartments and store and erect addition in a local business (L-2-55) district, the Boston Redevelopment Authority recommends <u>Approval with proviso</u> that plans be submitted to the Authority for Design Review approval. Addition will project three feet above existing parapet with sloped roof back to main roof. Neighborhood Council supports project.	

Z-13556 283-285 Hanover Street, Boston
CEMETERY
MICHELANGELO ST
HENCHMAN ST
CHARTER STREET PLAYGROUND
GREENOUGH LANE
BATTERY
HOLDEN CT
NORTH STACK
SOUTH STACK
PAUL REVERE MALL
UNITY ST
MARGARET ST
NORTH ST
WIGGIN ST
BENNET INDUSTRIAL SCHOOL
CITY OF BOSTON BATH HOUSE
ST ANTHONY R C SCHOOL
PARKING
CHRISTOPHER COLUMBUS AND JULIE BILLIART CENTRAL HIGH SCHOOL R C
PLAYGROUND
ST LEONARD'S MONASTARY
ST LEONARD'S R C CHURCH
BETHEL CHRISTIAN CENTER
CHRISTOPHER COLUMBUS R C YOUTH CENTER
WESLEY PL
PARMENTER ST
JERUSALEM PL
HANOVER AVENUE
HARRIS ST
ST STEPHEN'S R C CHURCH
CLARK ST
POWER STATION
FLEET ST
GARDEN COURT ST
MOON ST
NORTH SQUARE
SEAMENS HOUSE
SUN CT
SACRED HEART CHURCH R C
ST JOHN'S GRAMMAR SCHOOL R C
LEWIS ST
RICHMOND ST
HANOVER ST
LT WM CALLAHAN JR BLDG
LANGDON PL
CITY PRINTING BLDG
POLICE GARAGE
SUMNER TUNNEL ADMIN BLDG
U S P O
TUNNEL
NORTH PARKING
FULTON PL
FERRY ST
ALLEY 103
EXPRESSWAY
UNION WHARF
UNION ST
SARGENTS WHARF
QUINCY MARKET COLD STORAGE AND WAREHOUSE
EASTERN
LEWIS WHARF ST
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
ATLANTIC
COMMERCIAL

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13585 Seaver 122 Trust 122 Seaver Street Roxbury
Site:	One story structure	
District(s):	Apartment (H-1)	
Purpose:	Change occupancy from gas station to barber shop and coffee shop; install drive thru window.	
Violation(s):	Take out restaurant, drive in restaurant, barber shop are forbidden use. Barrier free access. Interim Planning Overlay District	

VOTED: In reference to petition Z-13585, Seaver 122 Trust, 122 Seaver Street, Roxbury, for three forbidden uses and variance for change of occupancy from gas station to barber shop and coffee shop and install drive thru window in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Denial without prejudice. Proposed project is located within Washington Park South of the Roxbury Neighborhood Interim Planning Overlay District. Appellant has failed to submit plans for review by the Authority despite several requests and further failed to attend scheduled Planning and Zoning Advisory Committee meetings to satisfy Interim Planning Overlay District requirements.

Z-13585 122 Seaver Street, Roxbury

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13586 Jestine Jones 28-28A Warren Street Roxbury
Site:	One story structure	
District(s):	General business (B-2)	
Purpose:	Change occupancy from stores to beauty salon and retail store	
Violation(s):	Barrier free access Interim Planning Overlay District	

VOTED: In reference to petition Z-13586, Jestine Jones, 28-28A Warren Street, Roxbury, for variance for change of occupancy from stores to beauty salon and retail store in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Several years ago the upper three stories of this building were removed apparently without permit. Proposal reflects existing conditions and will rectify Inspectional Services Department records.

Z-13586 28-28A Warren Street, Roxbury

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Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13590 Charles P. Gangemi 880 Hyde Park Avenue Hyde Park
Site:	One story structure	
District(s):	Residential, two-family (R-.5)	
Purpose:	Change occupancy from garage and office to gas service station and repair garage.	
Violation(s):	Repair garage is forbidden use. Barrier free access.	

VOTED: In reference to petition Z-13590, Charles P. Gangemi, 880 Hyde Park Avenue, Hyde Park, for forbidden use and variance for change of occupancy from garage and office to gas service station and repair garage in a residential (R-.5) district, the Boston Redevelopment Authority recommends Denial. Existing condition in a residential two-family district. Cars awaiting repair often intensity neighborhood parking problems.

Z-13590 880 Hyde Park Avenue, Hyde Park

Board of Appeal Referrals 3/29/90

Hearing: 4/3/90 Z-13591
Daniel Curtin, Trustee
1-H-1A Garden Court St.
Boston

Site: Five story structure

District(s): Apartment (H-3-65)

Purpose: Change occupancy from eight apartments, stores, and restaurant to nine apartments, restaurant, office.

Violation(s): Dwelling converted for more families is forbidden use.

Professional office is forbidden use.

Insufficient open space, barrier free access.

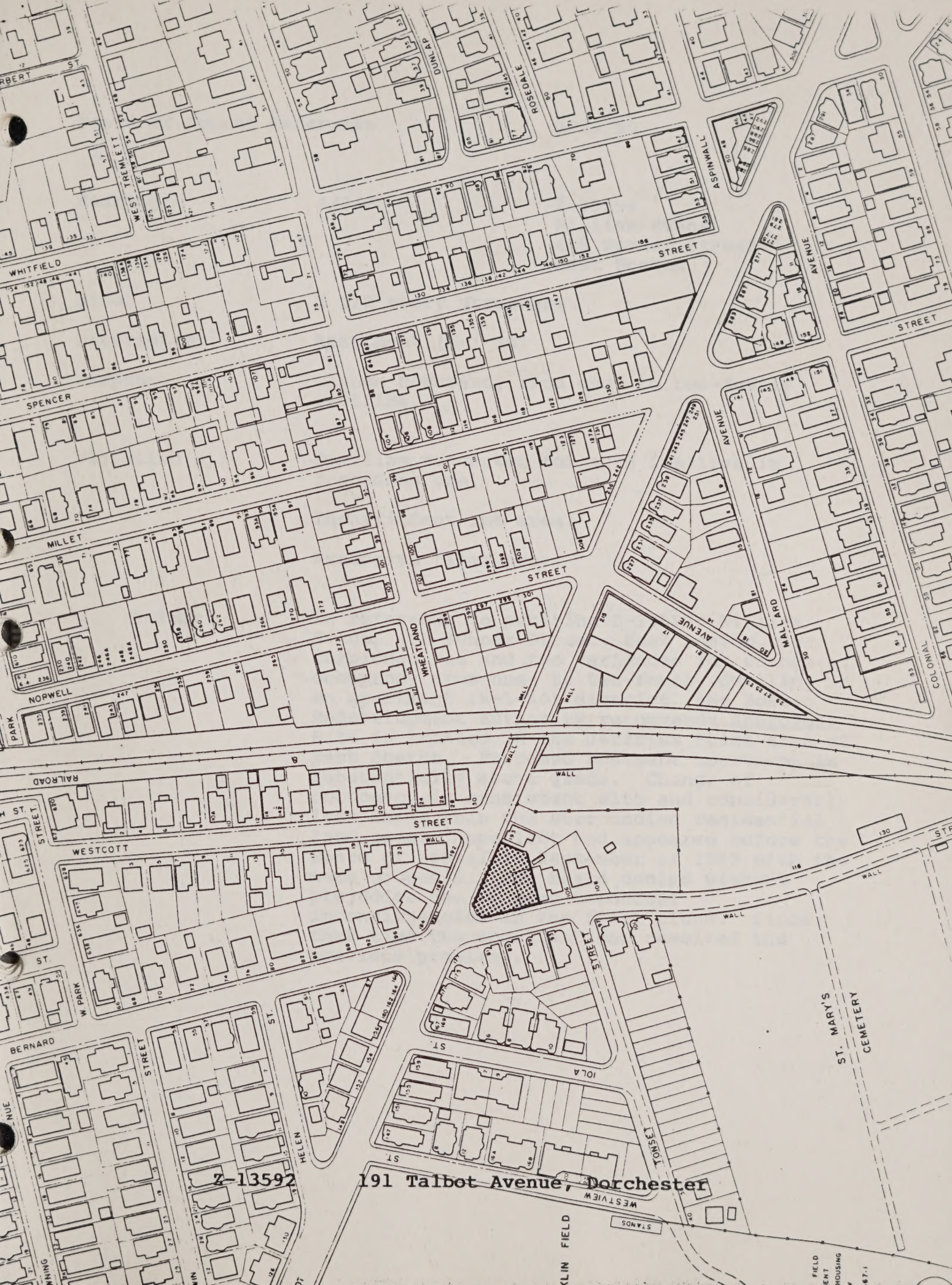
VOTED: In reference to petition Z-13591, Daniel Curtin, Trustee, 1-H-1A Garden Court Street, Boston, for two forbidden uses and two variances for change of occupancy from eight apartments, stores, restaurant to none apartments, restaurant, office in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends Deferral until Neighborhood Council has opportunity to review proposal.

Z-13591 1H-1A Garden Court Street, Boston
GARDEN COURT ST
FLEET STREET
MOON STREET
LEWIS STREET
CLARK STREET
HARRIS STREET
HANOVER AVENUE
NORTH SQUARE
SUN CT. ST
LANGDON PL.
FULTON PL.
FERRY ST.
CHAIR ALLEY
COMMERCIAL STREET
MERCANTILE STREET
CLINTON STREET
ATLANTIC AVENUE
EASTERN AVENUE
LEWIS WHARF ST.
COMMERCIAL WHARF NORTH
COMMERCIAL WHARF SOUTH
UNION WHARF
SARGENTS WHARF
LEWIS WHARF
COMMERCIAL WHARF
NORTH STREET
RICHMOND STREET
WESLEY PL.
BENNET STREET
UNITY ST.
HIGGIN ST.
PAUL REVERE MALL
PLAYGROUND
PARKING
EXPRESSWAY
TUNNEL
WALL
ST. STEPHEN'S R.C. CHURCH
ST. JOHN'S GRAMMAR SCHOOL R.C.
SACRED HEART CHURCH R.C.
ST. LEONARD'S R.C. CHURCH
ST. ANTHONY R.C. SCHOOL
CHRISTOPHER COLUMBUS R.C. YOUTH CENTER
BETHEL CHRISTIAN CENTER
SEAMENS HOUSE
CITY OF BOSTON BATH HOUSE
CITY OF BOSTON PRINTING BLDG.
POLICE GARAGE
SUMNER TUNNEL ADMIN. BLDG.
POWER STATION
QUINCY MARKET COLD STORAGE AND WAREHOUSE
UNION WHARF BLDG.
NORTH STACK
SOUTH STACK
LT. WM. CALLAHAN TUNNEL BLDG.

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13592 Getty Petroleum Corp. 191 Talbot Avenue Dorchester
Site:	Gas Service Station	
District(s):	Manufacturing (M-1)	
Purpose:	Erect canopy	
Violation(s):	Insufficient front yard	

VOTED: In reference to petition Z-13592, Getty Petroleum Corp., 191 Talbot Avenue, Dorchester, for variance to erect canopy in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends Approval with following provisos: that plans with particular respect to landscaping, traffic circulation, curb cuts be submitted to the Authority for design review approval; that soil test results be submitted prior to relocation and installation of new fuel tanks.


Z-13592 191 Talbot Avenue, Dorchester
WHITFIELD STREET
SPENCER STREET
MILLET STREET
NORWELL STREET
WESTCOTT STREET
BERNARD STREET
WEST TREMLETT ST
DUNLAP
ROSEDALE
ASPINWALL AVENUE
WHEATLAND AVENUE
MALLARD AVENUE
COLONIAL
RAILROAD
W PARK
HELEN
IOLA ST
TONSET ST
WESTVIEW ST
ST. MARY'S CEMETERY
WALL
STANDS

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Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13594 William Evans 418 Sumner Street East Boston
Site:	2 1/2 story structure	
District(s):	Apartment (H-1-40)	
Purpose:	Change occupancy from one- to two-family dwelling.	
Violation(s):	Dwelling converted for more families is forbidden use. Insufficient lot area. Excessive floor area.	

VOTED: In reference to petition Z-13594, William Evans, 418 Sumner Street, East Boston, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends Approval. Site is located in the Jeffries Point area of East Boston. Proposed basement apartment is substantially above grade. Change of occupancy is consistent with and considerably less dense than the surrounding residential land uses. Appellant had appeared before the Board of Appeal in September of 1989 with the same proposal. The Board denied without prejudice due to some technical inconsistencies in the floor plans. Since that time the appellant has resolved the previous problems.

Z-13594 418 Sumner Street, East Boston

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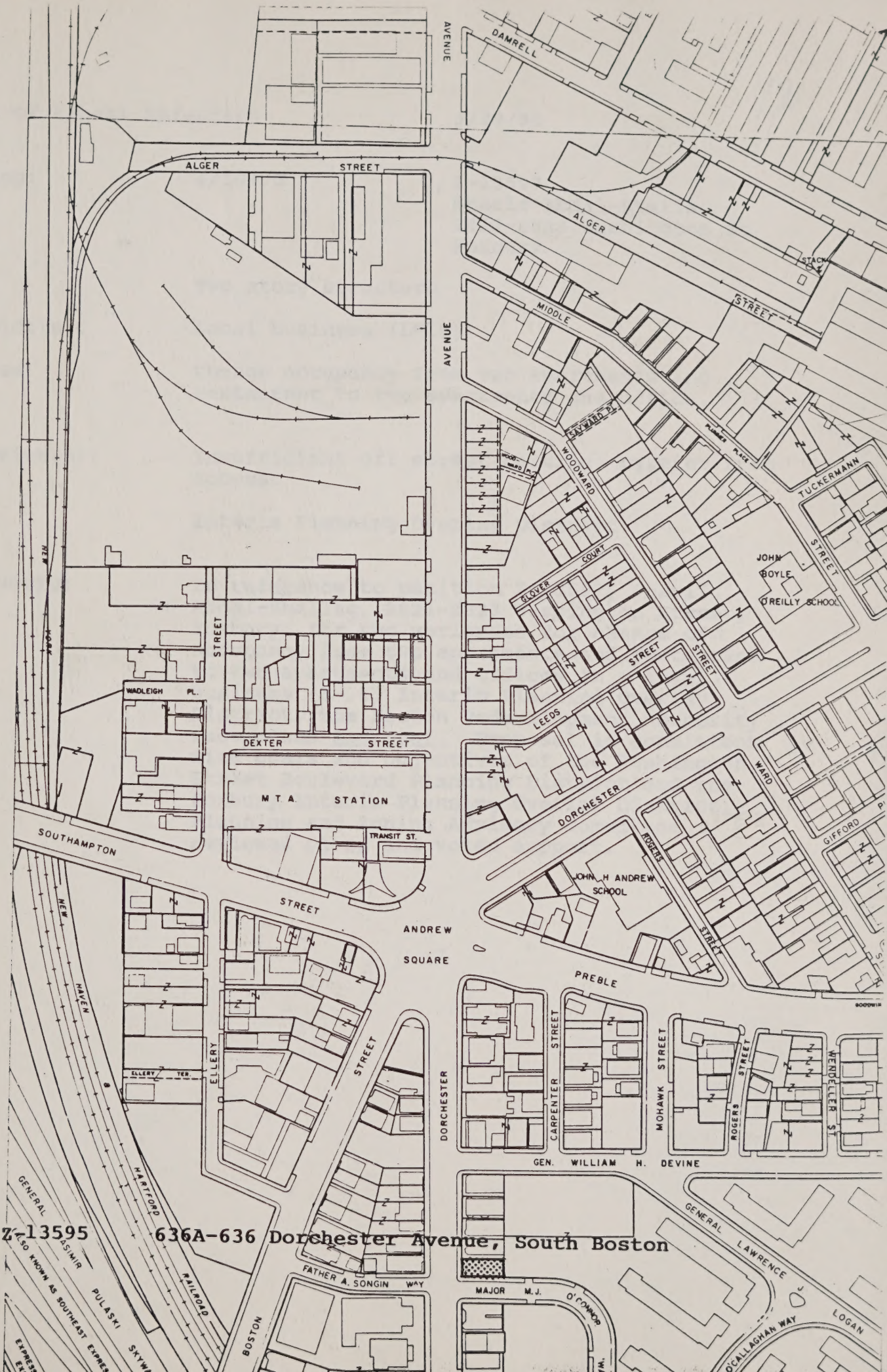
Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13595 Stanley F. Wisniewski 636A-636 Dorchester Ave. Dorchester
Site:	Three story structure	
District(s):	Local business (L-1)	
Purpose:	Change occupancy from three apartments and store to two apartments and office.	
Violation(s):	Barrier free access Interim Planning Overlay District.	

VOTED: In reference to petition Z-13595, Stanley F. Wisniewski, 636A-636 Dorchester Avenue, Dorchester, for variance for change of occupancy from three apartments and store to two apartments and office in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Deferral. For reasons of health, appellant has been unable to meet with Dorchester Planning and Zoning Advisory Committee. Meeting has been scheduled for April 5, 1990.



Z-13595 636A-636 Dorchester Avenue, South Boston

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Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13597
Sharif Abdal-Khallaq
2821-2823 Washington St.
Roxbury

Site: Two story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two apartments and restaurant to two apartments and office.

Violation(s): Insufficient off street parking, barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-13597, Sharif Abdal-Khallaq, 2821-2823 Washington Street, Roxbury, for two variances for change of occupancy from two apartments and restaurant to two apartments and offices in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval. Proposal is consistent with goals and objectives of the Washington Street Boulevard Planning District and the Roxbury Interim Planning Overlay District. Planning and Zoning Advisory Committee reviewed plans and voted support.

Z-13597 2821-2823 Washington Street, Roxbury

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13605
Earnest E. Ferguson
57 Southern Avenue
Dorchester

Site: 2 1/2 story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect addition to two-family dwelling.

Violation(s): Excessive floor area.

Insufficient side, rear yards.

VOTED: In reference to petition Z-13605, Earnest E. Ferguson, 57 Southern Avenue, Dorchester, for three variances to erect addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends Approval. No adverse impacts on neighborhood or community opposition to proposal.

Z-13605 57 Southern Avenue, Dorchester

Board of Appeal Referrals 3/29/90

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Hearing: 4/10/90

Z-13607
Shodis Realty Trust
280 Western Avenue
Brighton

Site: Gas Service Station

District(s): Manufacturing (M-1)

Purpose: Increase capacity of underground gasoline storage from 18,000 to 30,000 gallons.

Violation(s): Interim Planning Overlay District

VOTED: In reference to petition Z-13607, Shodis Realty Trust, 280 Western Avenue, Brighton, for increase capacity of underground gasoline storage from 18,000 to 30,000 gallons in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval. Three new 10,000 gallon underground gas tanks will replace six old tanks of varying sizes. New tanks will be more environmentally safe. According to appellant, no above grade or other exterior work is proposed. Gas pumps will remain the same as existing. Appellant should be encouraged to provide appropriate landscaping and improvements along the Western Avenue edge of his property in accordance with the urban design goals of the Interim Planning Overlay District for this Boulevards Planning District.

Z-13607 280 Western Avenue, Brighton

Board of Appeal Referrals 3/29/90

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Hearing:	4/10/90	Z-13608 580 Group 76-78 Baxter Street South Boston
Site:	2,600 square feet of land	
District(s):	Apartment (H-1-50)	
Purpose:	Erect three-family dwelling	
Violation(s):	Off street parking not allowed in front yard nor within five feet of side lot line. Insufficient lot area, width, frontage, open space, front yard.	
VOTED:	In reference to petition Z-13608, 580 Group, 76-78 Baxter Street, South Boston, for eight variances to erect three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for Design Review approval. Siting and design are consistent with the area. No negative impacts.	

BIGELOW SCHOOL (EL.)
FIFTH
SIXTH
GIRLS CLUB
WEST
STREET
GOLD STREET
HARDING ST.
BOWEN
NORCROSS SCHOOL (EL.)
WAY
D
TUDOR
SEVENTH
ST. AUGUSTINE CONVENT
ST. AUGUSTINE SCHOOL (EL.)
EIGHTH
NINTH
LORING
LINSKEY-BARRY WAY
JOYCE-HAYES WAY
BAXTER
BELL COURT
COLONY
OLD
DORCHESTER
C
Z-13608
76-78 Baxter Street, South Boston

Board of Appeal Referrals 3/29/90

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Hearing: 4/10/90

Z-13609
Helen F. Ferlito
24 Summit Street
Hyde Park

Site: 2 1/2 story structure

District(s): Single-family (S-.3)

Purpose: Erect rear dormer addition

Violation(s): Insufficient side yard

VOTED: In reference to petition Z-13609, Helen F. Ferlito, 24 Summit Street, Hyde Park, for variance to erect rear dormer addition in a single family (S-.3) district, the Boston Redevelopment Authority recommends Approval. Yard violation technical. No apparent community opposition.

Z-13609 24 Summit Street, Hyde Park

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13611
Shell Oil Company
655 William T. Morrissey Boulevard
Dorchester

Site: Gas Service Station

District(s): Single-family (S-.5)

Purpose: Increase underground storage of petroleum products from 23,100 to 38,000 gallons.

Violation(s): Extension of non conforming use.

VOTED: In reference to petition Z-13611, Shell Oil Company, 655 William T. Morrissey Boulevard, Dorchester, for extension of non conforming to increase capacity of underground storage of petroleum products from 23,100 to 38,000 gallons in a single family (S-.5) district, the Boston Redevelopment Authority recommends Approval with following proviso: that dumpsters be screened from public view; that facility comply with Board of Appeal guidelines for Gas Service Stations; that plans with particular respect to landscaping be submitted to the Authority for design review approval.

Z-13611 655 Wm. T. Morrissey Blvd., Dorchester

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13612
Joseph Jordan
600-612 Massachusetts Avenue
Boston

Site: Three story structure

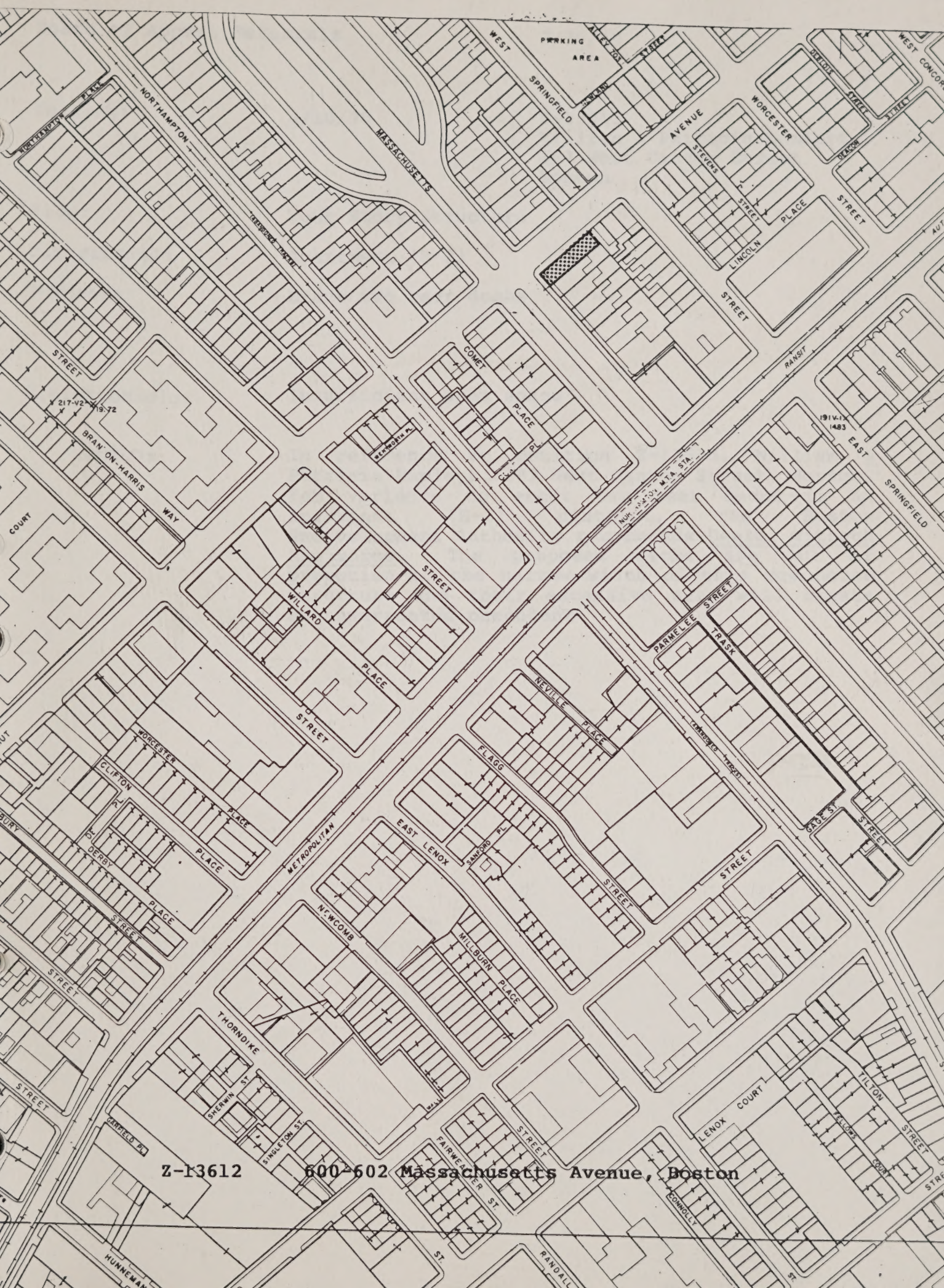
District(s): Apartment (H-2)

Purpose: Change occupancy from six apartments and beauty parlor to seven apartments.

Violation(s): Dwelling converted for more apartments is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-13612, Joseph Jordan, 600-612 Massachusetts Avenue, Boston, for forbidden use and variance for change of occupancy from six apartments and beauty parlor to seven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends Approval. Neighborhood supports residential unit in lieu of commercial use. Proposal is appropriate and consistent with this residential district.


Z-13612
600-602 Massachusetts Avenue, Boston

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13613
William & Patricia Hamlett
187 West Canton Street
Boston

Site: Four Story Structure

District(s): Apartment (H-2)

Purpose: Erect two rear decks

Violation(s): Insufficient open space

VOTED: In reference to petition Z-13613, William & Patricia Hamlett, 187 West Canton Street, Boston, for varience to erect two rear decks in an apartment (H-2) district, the Boston Redevelopment Authority recommends Denial without Prejudice. The proposed decks are out of propotion to the narrow width of this row house structure and their excessive size will create an unwarranted precedent.

Z-13613 187 West Canton Street, Boston

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90

Z-13614
Benjamin A. & Dorothy F. Quamina
10 Dwight Street
Boston

Site: Three story structure

District(s): Apartment (H-3)

Purpose: Erect front and rear dormers and deck addition.

Violation(s): Excessive floor area.

VOTED: In reference to petition Z-13614, Benjamin A. & Dorothy F. Quamina, 10 Dwight Street, Boston, for variance to erect front and rear dormers and deck addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends Approval. Proposal similar to that existing on adjacent property. Will improve this property and further enhance the neighborhood.

2-13614 10 Dwight Street, Boston

Board of Appeal Referrals 3/29/90

Hearing: 4/10/90 Z-13622
Lucinda Edwards
1067A-1067B Blue Hill Avenue
Mattapan

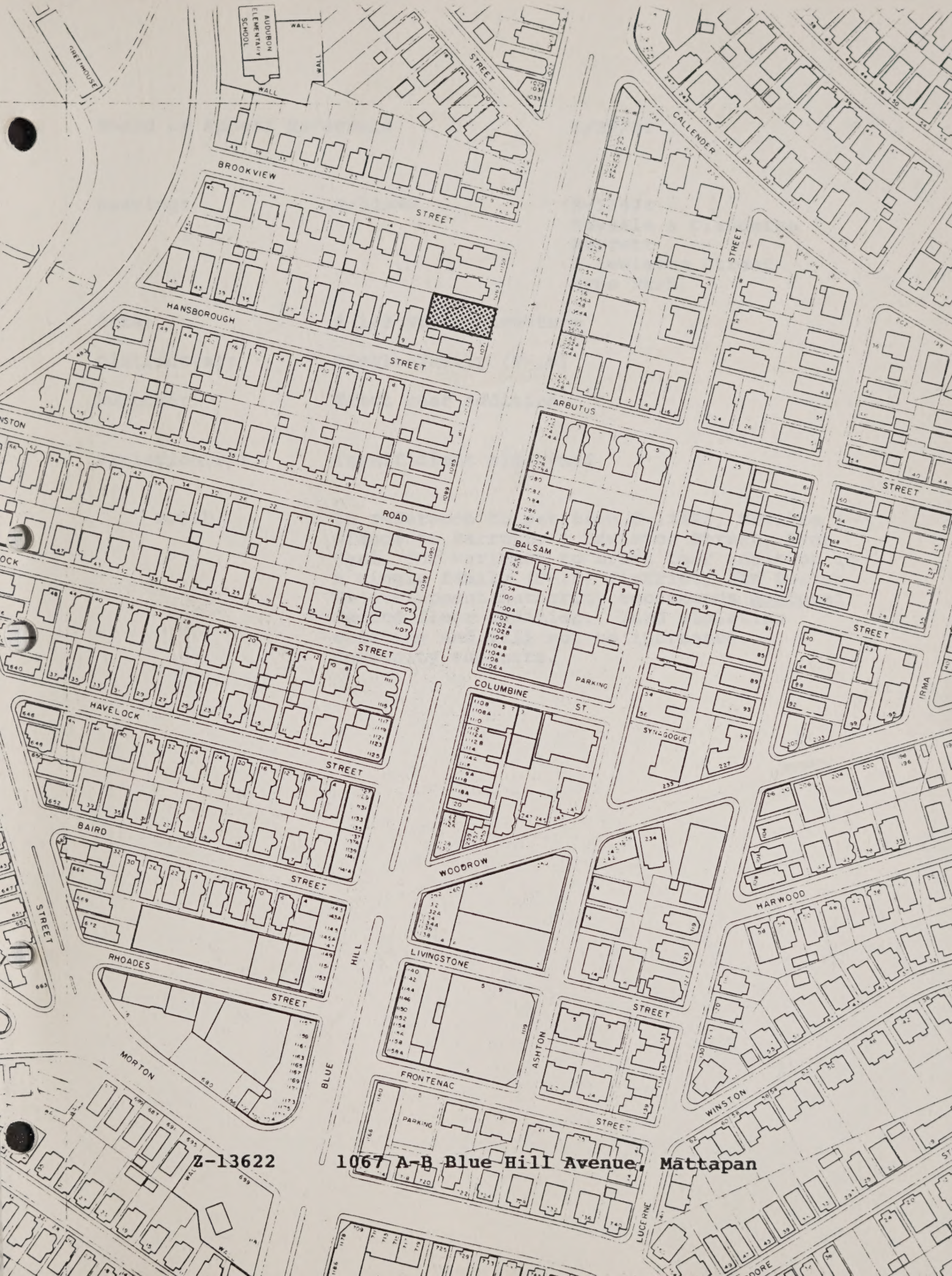
Site: 5,000 square feet of land

District(s): Local business (L-1)

Purpose: Erect two-family dwelling

Violation(s): Insufficient lot area

VOTED: In reference to petition Z-13622, Lucinda Edwards, 1067A-1067B Blue Hill Avenue, Mattapan, for variance to erect two-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends Denial without prejudice. In December, appellant notified the Authority that plans were being submitted to Inspectional Services Department for review of dimensional changes. The revised modular construction plans have not been submitted to the Authority despite several requests. Plot plan indicates siting and design are inconsistent with area patterns.



Z-13622 1067 A-B Blue Hill Avenue, Mattapan

Board of Appeal Referrals 3/29/90

Hearing:	4/10/90	Z-13624 Neville & Claudette Barrett 1 Lewiston Street Hyde Park
Site:	2 1/2 Story Structure	
District(s):	Single-family (S-.5)	
Purpose:	Erect rear addition	
Violation(s):	Insufficient side yard	

VOTED: In reference to petition Z-13624, Neville & Claudette Barrett, 1 Lewiston Street, Hyde Park, for variance to erect rear addition in a single family (S-.5) district, the Boston Redevelopment Authority recommends Approval. Second floor addition. Yard violation existing and will not be increased. Community supports.

CHAPEL
STREET
OAKWOOD
AVE
TINA
ST.
PARKER
WALL
PINEWOOD
MELBA
ROAD
WAY
PARKING
ROMAN CATH. CHURCH
WOOD
STREET
GERAGHTY TER.
BIRCHCROFT
ROSEGLEN
RD.
CROWN
ROAD
LEWISTON
AYLES
DERRY
ROAD
JOYCE
ROAD
GEORGE
ANDRIA
RD
ELLARD
ROAD
DANBURY
ROAD
EDWARDSON
STREET
Z-13624
WESLEY G. ROSS
PLAYGROUND
1 Lewiston Street, Hyde Park

Board of Appeal Referrals 3/29/90

Hearing:	4/10/90	Z-13685 Women's City Club 40 Beacon Street Boston
Site:	Four story structure	
District(s):	Apartment (H-2-65)	
Purpose:	Subdivide	
Violation(s):	Insufficient side yard.	

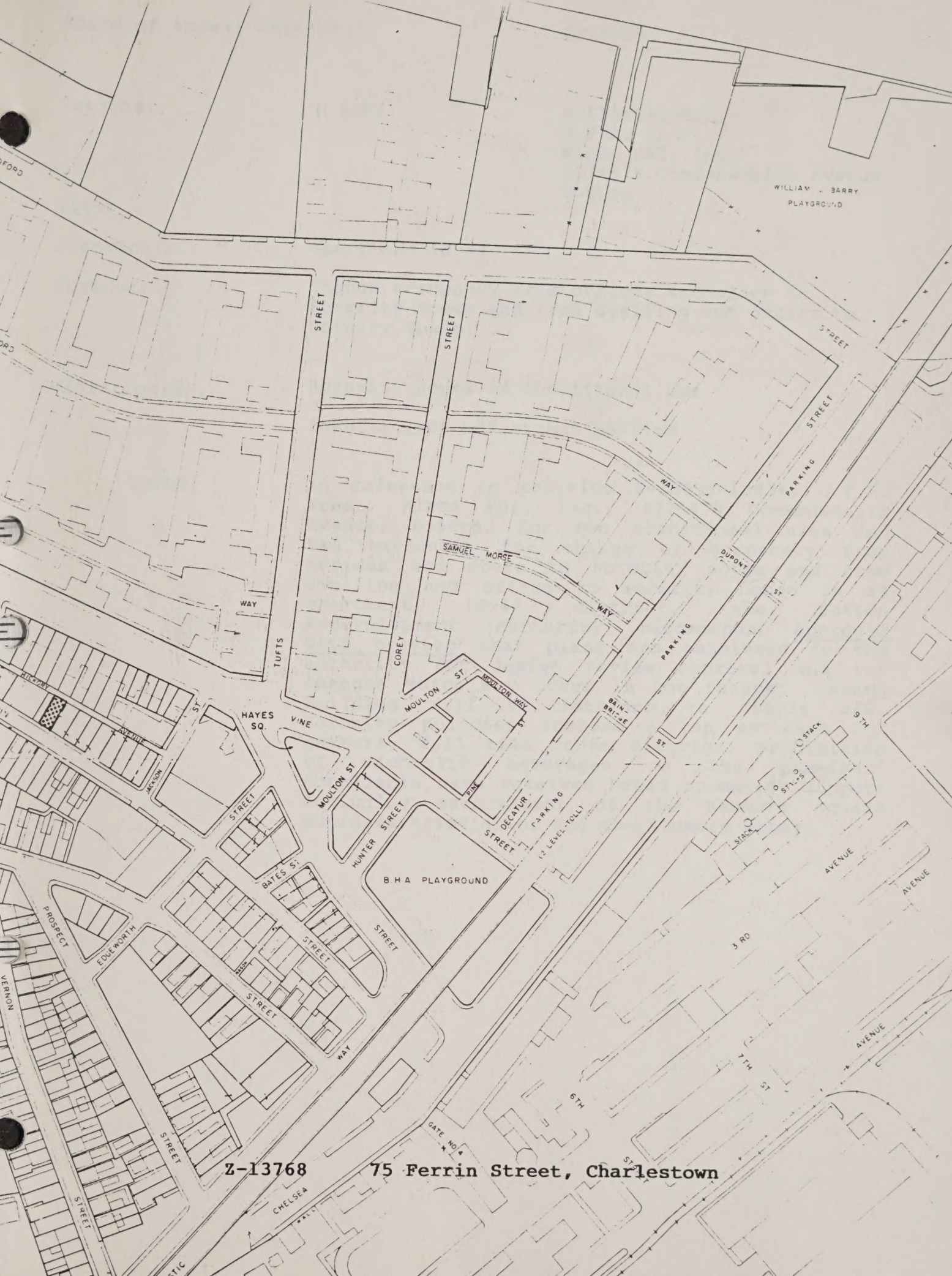
VOTED: In reference to petition Z-13685, Women's City Club, 40 Beacon Street, Boston, for variance to subdivide in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends Approval. Proposed subdivision and land transfer are technical in nature, as is the side yard violation and will not affect appellant's or neighbor's light and air quality. No construction or any other work is proposed in the subject yard area. Beacon Hill Civic Association is not opposed.

Z-13685 40 Beacon Street, Boston

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13768 Stephen Aloise 75 Ferrin Street Charlestown
Site:	Three story structure	
District(s):	Apartment (H-1)	
Purpose:	Change occupancy from three- to four-family dwelling.	
Violation(s):	Dwelling converted for more families is forbidden use. Insufficient lot area, open space. Excessive floor area.	

VOTED: In reference to petition Z-13768, Stephen Aloise, 75 Ferrin Street, Charlestown, for forbidden use and three variances for change of occupancy from three- to four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends Denial. The proposal is considered too dense for this area. The additional fourth unit would result in the required FAR being exceeded by 145% and deficient by 5,864 square feet from the required 8,000 square feet for lot area in an H-1 zone. Further, usable open space would be deficient by 65%. The excessive use would have a detrimental effect on the surrounding land use patterns and set a negative precedent for future development. There is no abuttor opposition.



Z-13768 75 Ferrin Street, Charlestown

Board of Appeal Referrals 3/29/90

Hearing: 4/3/90

Z-13833-13834
G.F.A. Trust
Alpha Phi, Inc.
477-479 Commonwealth Avenue
Boston

Site:

District(s): Apartment (H-4)

Purpose: Change occupancy from offices and store to Sorority House and from dwelling and office to Soroity House.

Violation(s): Sorority House is conditional use

Insufficient off street parking

VOTED: In reference to petition Z-13833-13834, G.F.A. Trust, Alpha Phi, Inc., 477-479 Commonwealth Avenue, Boston, for two conditional uses and two variances for change of occupancy from offices and store to sorority house and from dwelling and office to sorority house in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the authority for design review approval and for changes which may occur in the future. Vacant building will be returned to viable use. Sorority policies include a ban on cars for members, full time house director, prohibition of alcoholic beverages on the premises. Appellants have received broad community support including endorsement of the Kenmore Square Business Association and the Kenmore Abbey.

Z-13833-13834 477-479 Commonwealth Avenue, Boston

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13882 Judith N. Badot and Martha M. Mattox 28 Montgomery Street Boston
Site:	Four story structure	
District(s):	Local business (L-2)	
Purpose:	Change occupancy from lodging house to three apartments and two lodgers.	
Violation(s):	Lodging house converted from three or more families is forbidden use. Excessive floor area. Insufficient open space.	
VOTED:	In reference to petition Z-13882, Judith N. Badot and Martha M. Mattox, 28 Montgomery Street, Boston, for forbidden use and two variances for change of occupancy from lodging house to three apartments and two lodgers in a local business (L-2) district, the Boston Redevelopment Authority recommends Approval. Existing condition for many years. No apparent community opposition.	

Z-13882 28 Montgomery Street, Boston
FRANKLIN SQUARE
BLACKSTONE SQUARE
EAST BROOKLINE
WASHINGTON STREET
PARKING AREA
CANTON
CANTON CT
PLAYGROUND
HEMENWAY ST
TRUMBULL
IVANHOE
FABIAN
DEDHAM
UPHAMS
ALLEY
UPTON
MONTGOMERY PARK
MONTGOMERY
BROOKLINE
PEMBROKE
WARREN
UNION PK
SHAWMUT
NEWLAND
HAVEN
RUTLAND
STEPS
1987

Board of Appeal Referrals 3/29/90

Hearing:	4/3/90	Z-13889 & Z-13893 200 Bowen Street Realty Trust 200-206 Bowen Street South Boston
Site:	3,775 square feet of land	
District(s):	Apartment (H-1-50)	
Purpose:	Subdivide, install driveways provide four off street parking spaces	
Violation(s):	Insufficient lot area.	
	Excessive floor area.	
	Off street parking lot allowed in front yard nor within five feet of side lot line.	

VOTED: In reference to petition Z-13889 & Z-13893, 200 Bowen Street Realty Trust, 200-206 Bowen Street, South Boston, for nine variances to subdivide and install driveways to provide four off street parking spaces in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Deferral of subdivision, and Approval of parking spaces with following provisos: that spaces be provided in side yard only and that attractive wood gates be installed at entrances to driveway. Impacts of subdivision with particular respect to the resultant lot areas must be further studied to determine consistency and precedence. Additionally, neighborhood residents should be allowed the opportunity to review the subdivision plans. Bowen Street is a narrow one-way street with no on-street parking. Appellant would relieve a portion of the parking demand created by his previously approved application to erect a four-family dwelling. Plans indicate tandem parking of two cars on each side of the structure. It is unlikely that this parking scheme will satisfy the demand created by inhabitants of four individual dwellings, thus, the appellant should be encouraged to secure additional off-street parking spaces in the immediate area.

13889-13893 200-206 Bowen Street, South Boston

Board of Appeal Referrals 3/29/90

Hearing:	4/10/90	Z-13899 Thomas Daly 295A-295 D Street South Boston
Site:	Three story structure	
District(s):	Apartment (H-1-50)	
Purpose:	Change occupancy from two apartments and store to two apartments and take out restaurant.	
Violation(s):	Take out restaurant is forbidden use. Change in non conforming use. Barrier free access.	

VOTED: In reference to petition Z-13899, Thomas Daly, 295A-295 D Street, South Boston, for forbidden use and two variances for change of occupancy from two apartments and store to two apartments and take out restaurant in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends Approval with the following provisos: that plans be submitted to the Authority for design review approval; that hours of operation be limited to 7:00 a.m. to 3:30 p.m.; that seating be limited to no more than five (5) stools at the counter. This is an existing condition which reflects provisos 2 and 3. The site is located at the corner of D Street and Bolton Street and has a history of sub shop use.

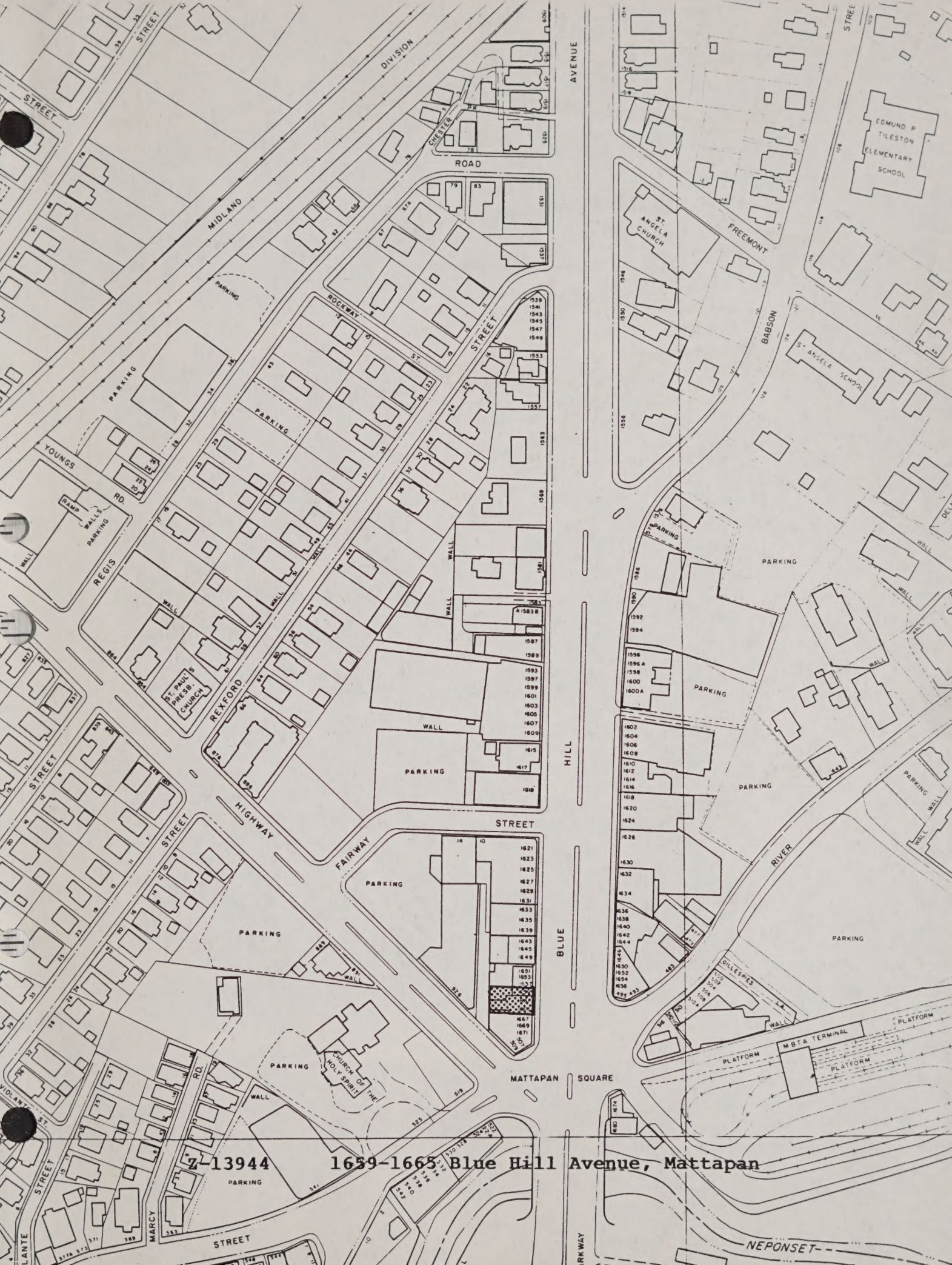
Design Review is requested due to the extensive rehabilitation recently performed. Hours of operation should be maintained because D Street is a heavily traveled PM peak hour commuter route. As no off-street parking is provided, a maximum of five (5) stools is requested to alleviate any double parking on the heavily-trafficked D Street.

Z#13899 295A-295 D Street, South Boston

Board of Appeal Referrals 3/29/90

Hearing:	4/10/90	Z-13944 The Realty Trust 1659-1665 Blue Hill Ave. Mattapan
Site:	2 1/2 story structure	
District(s):	General business (B-1)	
Purpose:	Change occupancy from retail and offices to same and bank.	
Violation(s):	Excessive floor area.	

VOTED: In reference to petition Z-13944, The Realty Trust, 1659-1665 Blue Hill Avenue, Mattapan, for variance for change of occupancy from retail and offices to same and bank in a general business (B-1) district, the Boston Redevelopment Authority recommends Approval with proviso that plans be submitted to the Authority for design review approval.



Z-13944 1659-1665 Blue Hill Avenue, Mattapan